

113.0

0005

0008.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

APPRAISED:

Total Card / Total Parcel

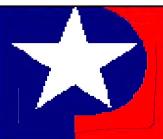
601,700 / 601,700

USE VALUE:

601,700 / 601,700

ASSESSED:

601,700 / 601,700


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
545		SUMMER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: FORNEY JASON D/SARAH K A	
Owner 2:	
Owner 3:	

Street 1: 545 SUMMER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DAGOSTINO ROBERT A-LINDA R -

Owner 2: -

Street 1: 545 SUMMER ST

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains .108 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Wood Shingle Exterior and 1352 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4725	Sq. Ft.	Site			0	70.	1.07	6			Med. Tr	-10					353,903						353,900	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items		Land Value	Total Value	Legal Description			User Acct	
101		4725.000	247,800			353,900	601,700				72496	
Total Card		0.108	247,800			353,900	601,700	Entered Lot Size			GIS Ref	
Total Parcel		0.108	247,800			353,900	601,700	Total Land:			GIS Ref	
Source:	Market Adj Cost			Total Value per SQ unit /Card:		445.04	/Parcel:	445.04	Land Unit Type:			Insp Date

10/12/18

18804!

USER DEFINED

Prior Id # 1:	72496
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	07:57:25
PRINT	
LAST REV	
Date	Time
10/16/18	09:03:08
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT		Parcel ID		113.0-0005-0008.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size
2022	101	FV	247,800	0	4,725.
2021	101	FV	240,600	0	4,725.
2020	101	FV	240,600	0	4,725.
2019	101	FV	199,800	0	4,725.
2018	101	FV	200,300	4300	4,725.
2017	101	FV	200,300	4300	4,725.
2016	101	FV	200,300	4300	4,725.
2015	101	FV	195,500	4300	4,725.
					Year end
					12/23/2021
					Year End Roll
					12/10/2020
					594,500 Year End Roll
					12/18/2019
					548,600 Year End Roll
					1/3/2019
					472,600 Year End Roll
					12/20/2017
					457,400 Year End Roll
					1/3/2017
					437,200 Year End
					1/4/2016
					417,200 Year End Roll
					12/11/2014

SALES INFORMATION										TAX DISTRICT			PAT ACCT.		
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes		
DAGOSTINO ROBER		51423-273		7/10/2008	Change>Sale	375,000		No							
		11699-664		6/27/1969		25,000		No				N			

BUILDING PERMITS										ACTIVITY INFORMATION					
Date										Date	Result	By	Name		
7/17/2018										10/12/2018	MEAS&NOTICE	CC	Chris C		
11/7/2017										6/18/2012	Info Fm Prmt	BR	B Rossignol		
5/15/2012										12/4/2008	Meas/Inspect	372	PATRIOT		
7/15/2011										2/9/2000	Meas/Inspect	263	PATRIOT		
7/14/2008										4/1/1989		PM	Peter M		

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH									
Type: 6 - Colonial	Sty Ht: 2 - 2 Story	(Liv) Units: 1	Total: 1	Full Bath: 1	Rating: Average	A Bath:	Rating:	SCUTTLE HOLE.				17	10	10	3						
Foundation:	Frame: 1 - Wood	3/4 Bath:	Rating:	A 3QBth:	Rating:	1/2 Bath: 1	Rating: Average					14	8	WDK	7						
Prime Wall: 1 - Wood Shingle	Sec Wall:	OthrFix:	Rating:	A HBth:	Rating:	WSFlue:	Rating:					8	FF4	BMT	17						
Roof Struct: 1 - Gable	Roof Cover: 1 - Asphalt Shgl	Color: BROWN	View / Desir:	Kits: 1	Rating: Average	A Kits:	Rating:					24	SFL	FFL	24						
GENERAL INFORMATION				Fpl: 1	Rating: Average	Upper															
Grade: C - Average	Year Blt: 1930	Eff Yr Blt:	Alt LUC:	Lvl 2		Lvl 1															
Jurisdct: G10	Fact: .	Const Mod:	Lump Sum Adj:	Lower		Totals	RMs: 7	BRs: 3	Baths: 1	HB: 1											
INTERIOR INFORMATION				DEPRECIATION	Location:																
Avg Ht/FL: STD	Prim Int Wal: 2 - Plaster	Sec Int Wall:	Partition: T - Typical	Phys Cond: AV - Average	31%	Total Units:															
Prim Floors: 3 - Hardwood	Sec Floors:	Bsmnt Flr: 12 - Concrete	Subfloor:	Functional:	%	Floor:															
Bsmnt Gar: 1	Electric: 3 - Typical	Override:		Economic:	%	% Own:															
Insulation: 2 - Typical	Int vs Ext: S	Total:	31%	Special:	%	Name:															
Heat Fuel: 2 - Gas	Heat Type: 5 - Steam	# Heat Sys: 1	% Heated: 100	Override:	%	REMODELING	Exterior:	No Unit	RMS	BRS	FL										
Solar HW: NO	% Com Wal	% AC:				Interior:	1	7	3	M											
CALC SUMMARY						Additions:															
				Basic \$ / SQ: 130.00		Kitchen:															
				Size Adj.: 1.35000002		Baths:															
				Const Adj.: 0.98990101		Plumbing:															
				Adj \$ / SQ: 173.728		Electric:															
				Other Features: 78500		Heating:															
				Grade Factor: 1.00		General:															
				NBHD Inf: 1.00000000		Totals	1	7	3												
				NBHD Mod:																	
				LUC Factor: 1.00																	
				Adj Total: 359130																	
				Depreciation: 111330																	
				Deprecated Total: 247799																	
MOBILE HOME				Make:	Model:	Serial #:		Year:	Color:												
SPEC FEATURES/YARD ITEMS				PARCEL ID 113.0-0005-0008.0										IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:	Total Special Features:								Total:											